

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition

REF NO: Y/32/14/L

LOCATION: Hobbs Court
Bilsham Road
Yapton

PROPOSAL: Application Listed Building Consent for proposed conversion of outbuilding to single dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The existing building will be converted and also extended twice. Firstly to the rear within the area of the former pig sty comprising of a 2.1m deep extension that spans the width of the existing building (12m). The second extension is to part of the rear and results in the building changing from a rectangle to an L shape. This extension measures 8.1m deep by 5.95m wide. The height of the existing building is also increased from 3.5m to 4.2m and the entirely new section will be between 4.1 and 4.3m high (depending on the site levels). The resultant building will include 2 bedrooms, 2 bathrooms and a combined living/dining/kitchen area. Two parking spaces will be provided.

SITE AREA

360m².

RESIDENTIAL DEVELOPMENT DENSITY

28 dph.

TOPOGRAPHY

Slight slope from north to south but otherwise flat.

TREES

There are a few small to medium trees along the eastern boundary, one of which has recently been pollarded.

BOUNDARY TREATMENT

The eastern boundary is formed by a low hedge interspersed with trees.

SITE CHARACTERISTICS

Single storey brick built former piggery building with a monopitch tin roof. The building currently measures 12m by 3.8m and there are the open remains of the former pig sty enclosures to the rear. The building is currently part of the wider construction site for Hobbs Court and sits adjacent to the site car park. It is currently used as a mess hut. The

building is of solid construction.

CHARACTER OF LOCALITY

With the exception of the site, the adjoining Hobbs Farmhouse and some dwellings & industrial buildings to the southeast, the character of the surrounding area is rural.

RELEVANT SITE HISTORY

Y/89/13/L	Application for Listed Building Consent for proposed conversion of outbuilding to single dwelling	Withdrawn 13-01-2014
Y/105/13/	Amendment to previous approvals Y/3/89 and Y/60/90 for conversion of farm buildings to 3No. residential dwellings (Resubmission following Y/59/13).	ApproveConditionally 21-05-2014
Y/106/13/L	Application for Listed Building Consent for amendment to previous approvals Y/4/89/L for conversion of farm buildings to 3No. residential dwellings (Resubmission following Y/60/13/L).	ApproveConditionally 21-05-2014
Y/88/13/	Proposed conversion of outbuilding to single dwelling	ApproveConditionally 02-07-2014

Application Y/89/13/L was previously withdrawn on the grounds that it had attracted a Parish Council objection but that the accompanying full application was still held up in validation.

The adjacent Hobbs Court site has been subject to a number of permissions allowing for residential conversion, most recently in May 2014.

REPRESENTATIONS

Representations received:

Yapton Parish Council

Yapton Parish Council - raised objection for the following grounds:

- i) the footprint of the existing building will be increased by in excess of 100 per cent;
- ii) the character and appearance of the existing buildings will be dramatically altered;
- iii) the building is listed or within the curtilage of a grade 2 listed building;
- iv) unable to find any proof in the documentation that the existing building has been used for domestic residential use.

Comments on Representations received:

With regards to the footprint increase, the existing built footprint (i.e. not including the derelict open pig sty to the rear) is 45.6m² and the proposed building (including the existing) will be 119m². There is no evidence to suggest that the building has been in residential use - it has not - but it is not necessary to have such evidence.

CONSULTATIONS

Conservation Officer
Listed Building Officer

Consultations responses received:

Historic Buildings Adviser - "Given the limited merits of the existing outbuilding (post 1898), the limited level of historic fabric evident and its proximity away from the main listed farmhouse, there are no major concerns with the re-use of this building. As per our advice, the facing elevations have remained restrained to reflect its previous use and not impact the setting of the listed farm and adjacent barns."

Conservation Area Advisory Committee - no comments made.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designations applicable to site:

Outside Built Up Area Boundary;
Class B Road;
Listed Building Grade II; and
PD Restriction.

With regard to the listed building, it should be noted that it is Hobbs Farmhouse that is listed. The surrounding buildings are only protected by virtue of being within the curtilage of the farmhouse.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

[Publication Version of the Local Plan -
Excluding the Spatial Portrait, Employment,
Housing Allocations, Transport, Monitoring and
Implementation sections \(February 2014\):](#)

HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building, Hobbs Farmhouse.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposal concerns the conversion and extension of an existing former agricultural building to provide a new 2 bedroom residential dwelling.

The Council's Conservation Officer and the Historic Buildings Adviser have both been involved in the evolution of the scheme with the result that there have been a number of amendments since the previously withdrawn application, Y/89/13/L. The Historic Buildings Adviser comments that: "As per our advice, the facing elevations have remained restrained to reflect its previous use and not impact the setting of the listed farm and adjacent barns." Furthermore that: "Given the limited merits of the existing outbuilding (post 1898), the limited level of historic fabric evident and its proximity away from the main listed farmhouse, there are no major concerns with the re-use of this building."

On the basis of the support of the Historic Buildings Adviser, it is considered that the proposal complies with those policies which exist to protect the setting of listed buildings and it is recommended that this Listed Building Consent be approved subject to the following conditions. Please refer to the report for Y/88/13 for consideration of the planning merits of the proposal.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan & Site Plan;
004 Proposed Site/Landscape Plan including Roof Plan (dated 02/04/14);
001 Existing & Proposed Floor Plans (dated 19/03/14);
002 Existing Elevations (dated 11/09/13); and
003 Proposed Elevations (dated 02/04/14).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Emerging Local Plan Policy HER DM1 and the National Planning Policy Framework.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed conversion including the extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the conversion and extension of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the setting of the nearby Grade II Listed Building by endeavouring to achieve a building of visual quality in accordance with Emerging Local Plan Policy HER DM1 and the National Planning Policy Framework.

- 4 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.